



# PLANNING COMMISSION SUMMARY OF ACTIONS

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December 12, 2002

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PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Harsel, Kelso, Koch, Moon, Smyth, Wilson

ABSENT: Commissioners Hall and Murphy

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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## COMMISSION MATTERS

Commissioner Byers MOVED THAT THE DECISION ONLY ON 2232-V02-9, MILESTONE/SPRINT PCS, BE DEFERRED INDEFINITELY.

Commissioner Harsel seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners Hall and Murphy absent from the meeting.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON 2232-D02-4 AND SEA-97-D-020, VERIZON VIRGINIA, INC., BE DEFERRED TO A DATE CERTAIN OF JANUARY 29, 2003.

Commissioners Wilson and de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON SE-2002-DR-026 AND 2232-D02-19, WMATA, BE DEFERRED TO A DATE CERTAIN OF JANUARY 29, 2002.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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Commissioner DuBois MOVED THAT THE DECISION ONLY ON SE-2002-DR-008, DANIEL P. BURKE, BE DEFERRED INDEFINITELY.

Commissioners Wilson and de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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Commissioner Harsel announced that the deadline date for FS-B02-16, AT&T Wireless, 5637 Guinea Road, had been extended to January 31, 2003.

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Vice Chairman Byers announced that tonight was the final meeting of the Planning Commission for 2002. He noted that it had been a busy year for the Commission: 64 regular meetings held; action taken on 492 items, testimony from 801 speakers, and 30 committee meetings held. He said the first meeting of 2003 would be held on January 8 at which a swearing-in ceremony would be held for Commissioners Hall, Murphy and Wilson, who had been reappointed for new terms. He noted the election of Commission officers would take place on Wednesday, January 15, 2003 and that Commissioner Kelso would be contacting members soon to formulate the slate of officers. He thanked the Commission office staff for their hard work during the year, as well as County staff members, including the Departments of Planning and Zoning, Transportation, Public Works and Environmental Services, the County Attorney's Office, the County Executive's Office and the ever reliable Cable Programming crew from Channel 16.

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SE-2002-DR-012 - BETTY MEADOWS (Decision Only)  
(Public Hearing was held on November 7, 2002)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2002-DR-012, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED DECEMBER 11, 2002, WITH THE FOLLOWING CHANGES:

DELETION OF NUMBER 5,

AMENDING NUMBER 13 TO READ: "A SOLID WOOD FENCE AT A MINIMUM OF SEVEN FEET IN HEIGHT."

AND WITH THE ADDITION OF A DEVELOPMENT CONDITION TO ADDRESS THE FERTILIZER AND PEST MANAGEMENT PLAN.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Byers and Wilson abstaining; Commissioners Hall and Murphy absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ON THE NORTHERN, EASTERN AND WESTERN PROPERTY BOUNDARIES TO THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Byers and Wilson abstaining; Commissioners Hall and Murphy absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND A MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING AND A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING TO THAT SHOWN ON THE SE PLAT.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Byers and Wilson abstaining; Commissioners Hall and Murphy absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE SERVICE DRIVE.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Byers and Wilson abstaining; Commissioners Hall and Murphy absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF ADDITIONAL STANDARD NUMBER 5, TO ALLOW BUILDINGS TO BE LOCATED CLOSER THAN 100 FEET FROM A PROPERTY LINE; ADDITIONAL STANDARD NUMBER 6, TO ALLOW PARKING TO BE LOCATED LESS THAN 50 FEET FROM THE PROPERTY LINE; AND FINALLY OF ADDITIONAL STANDARD NUMBER 9, TO ALLOW REDUCTION IN PARKING TO THAT SHOWN ON THE SE PLAT.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Byers and Wilson abstaining; Commissioners Hall and Murphy absent from the meeting.

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RZ-2002-HM-009 - BRADFORD WHITE & ASSOCIATES

FDP-2002-HM-009 - BRADFORD WHITE & ASSOCIATES (Decisions Only)

(Public Hearing was held on December 11, 2002)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-HM-009, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 11, 2002.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Kelso and Wilson abstaining; Commissioners Hall and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-HM-009.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Kelso and Wilson abstaining; Commissioners Hall and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE TO ALLOW A SIX-FOOT HIGH FENCE ALONG WEST OX ROAD PER PARAGRAPH 3F OF SECTION 10-104.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Kelso and Wilson abstaining; Commissioners Hall and Murphy absent from the meeting.

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S01-CW-4CP - OUT-OF-TURN PLAN AMENDMENT (Decision Only)  
(Public Hearing was held on November 14, 2002)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S01-CW-4CP TO THE BOARD OF SUPERVISORS AS STATED IN THE STAFF REPORT DATED OCTOBER 30, 2002.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Harsel abstaining; Commissioners Hall and Murphy absent from the meeting.

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PFM AMENDMENT (Storm Drainage Pipes) (Decision Only)  
(Public Hearing was held on November 7, 2002)

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE AMENDMENT TO THE PUBLIC FACILITIES MANUAL DEALING WITH HIGH DENSITY POLYETHYLENE PIPE, AS RECOMMEND BY STAFF IN ITS REPORT DATED OCTOBER 7, 2002.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Byers and Wilson abstaining; Commissioners Hall and Murphy absent from the meeting.

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SILVER LAKE LAND BAY D BUILDING ELEVATIONS  
(PCA-82-L-030-9/RZ-1996-LE-034)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE BY ADMINISTRATIVE REVIEW, THE BUILDING ELEVATIONS FOR IHOP TO BE CONSTRUCTED IN ACCORDANCE WITH PCA-82-L-030-9 AND RZ-1996-LE-034 AND ASK STAFF TO SO NOTIFY THE PLAN REVIEW BRANCH OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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2232-H02-21 - SPRINT PCS

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER 2232-H01-21 FOR DECISION ONLY TO A DATE CERTAIN OF JANUARY 16, 2003.

Commissioner Alcorn seconded the which motion carried unanimously with Commissioner Kelso not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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SE-2002-PR-031 - THE MITRE CORPORATION

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-2002-PR-031, SUBJECT TO PROPOSED DEVELOPMENT CONDITIONS NOW DATED DECEMBER 12, 2002.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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2232-D02-14 - WASHINGTON DC SMSA LP D/B/A VERIZON WIRELESS  
SEA-80-D-045-7 - WASHINGTON DC SMSA LP D/B/A VERIZON WIRELESS

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DETERMINE THAT THE FACILITIES PROPOSED UNDER 2232-D02-14 SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AND ARE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners de la Fe and Wilson seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Kelso not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner DuBois FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMENDED TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-80-D-045-7, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 27, 2002, CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH THE CHANGE TO CONDITION NUMBER 4 TO REFLECT THE MAXIMUM OF SIX ANTENNA.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Kelso not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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CPA-86-C-121-2-2 - RESTON SPECTRUM LIMITED

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE CPA-86-C-121-2-2, SUBJECT TO THE CONCEPTUAL NOTES NOW DATED DECEMBER 6, 2002.

Commissioners Koch and Wilson seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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The meeting was adjourned at 9:40 p.m.  
John R. Byers, Vice Chairman